BILL GARRETT, Davidson County
Trans:T20140025581 DEEDWARR
Recvd: 04/16/14 08:50 2 pgs
Fees:13.00 Taxes:2127.50
20140416-0031611

Warranty Deed

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 14th day of April, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ashley Anastasia Sutton	New Owner	
925C Kirkwood Avenue		part of 118-05-0-121.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DREAM BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY ANASTASIA SUTTON, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C on the Plan of Homes at 925 Kirkwood, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and restrictions for Homes at 925 Kirkwood, a Horizontal Property Regime with Private Elements of record in Instrument 20130418-0038835, amended by Instrument No. 20130521-0051407, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dream Build Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Dorothy Fleming, unmarried and Ken Yansick aka Kenneth Yansick, unmarried, recorded as Instrument No. 20121102-0101098, in the Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded November 2, 2012.

Being part of the same property previously conveyed to Dorothy Fleming and Ken Yansick, as tenants in common (each owning a one-half (1/2) undivided interest by Deed Creating A Tenancy in Common from Mark Hartzog, Trustee of record as Instrument No. 20050617-0069286, Register's Office for Davidson County, Tennessee, dated June 15, 2005 and recorded June 17, 2005.

Being part of the same property previously conveyed to Dorothy Fleming and Kenneth Yansick by Warranty Deed from Hortense Gordon of record as Instrument No.

20000922-0094316, Register's Office for Davidson County, Tennessee, dated September 22, 2000 and recorded September 22, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 925C Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of April, 2014.

Dream Build Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Name: Tarrick Love
Title: Authorized Member

By: _____
Name: Dee Bynum
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tarrick Love and Dee Bynum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Authorized Member(s) of Dream Build Nashville, LLC, a Tennessee Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

